

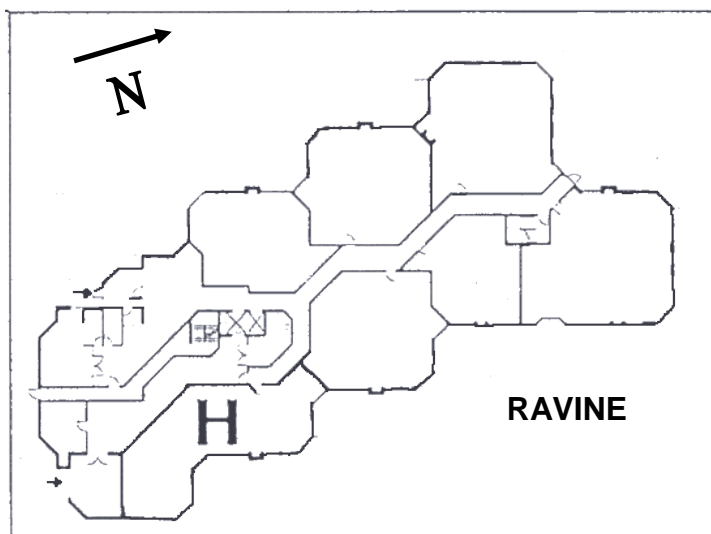
# St. Joseph's Estates

DUNDAS  
ONTARIO

Beth Etherington  
(905) 627-3541 extension 2222  
Email: [betherington@sjv.on.ca](mailto:betherington@sjv.on.ca)  
[www.sjv.on.ca](http://www.sjv.on.ca) - Life Equity Housing

**Suite Type H**  
2 bedroom  
2 bathroom,  
1445 SF net

\*layout and measurements are based on original renderings and may not be exactly as shown



### Carrying Costs (Sample from 2023)

Building & Property .....	\$ 760.00
Property Tax.....	304.00
Gas.....	40.00
Hydro.....	74.00
Cable TV .....	40.00
<b>Total Monthly Cost</b>	<b>\$1218.00</b>

# St. Joseph's Estates

150 Ogilvie Street, Suite 107

Dundas Ontario L9H 7B9

**Asking Price: \$789,000**

This suite boasts stunning ravine views and a large walk-out patio. It has been meticulously cared for by the original owners. The monthly maintenance fee of \$1218.<sup>00</sup> includes taxes, heat, central air conditioning, hydro, cable, water and building maintenance. You will appreciate the friendly and mature community living of St. Joseph's Estates in a safe, secure and accessible environment.

## Suite Boasts

Sun filled rooms have one wall with floor to ceiling windows featuring cultured marble windowsills and custom window treatments. Open concept design with space-saving pocket doors and plenty of storage space. New furnaces (2022) with individually controlled heat/cool, water shut-off valves. Broadloom carpeting in: living, dining, guest bedroom, sunroom. Ceramic tile in foyer, Vinyl flooring in kitchen, guest bathroom, laundry and ensuite

## Entrance Foyer

Generous foyer with lighted closet  
Safety switch for living room lamp outlet

## Laundry/Storage Room

Includes stackable washer and dryer, laundry tub, additional 72 square feet storage space

## Dining Room

Dining Room tiffany light fixture  
Cable outlet

## Living Room

Gas fireplace, granite hearth, stunning ravine views

## Primary Bedroom

Exceptional treed view through bay windows, Dressing area with built-in shelving and linen closet, carpeting throughout bedroom and dressing area  
Cable outlet, telephone jack

## Ensuite Bath

Upgraded large walk-in shower with glass enclosure (Croydons 2014), large storage area, large vanity with white cabinetry with cultured marble top

## Sunroom

Double pocket doors to living room, ravine view  
Cable outlet and telephone jack

## Guest Bedroom

Bright room with pocket door to sunroom  
large closet with interior light  
Cable outlet and telephone jack

## Guest Bath

Maple cabinetry with cultured marble vanity top, lever handled faucet, medicine cabinet  
Corner step-in shower

## Kitchen

Maple cabinetry with pot drawers & lazy susan, pantry, granite countertop, breakfast island with storage, double stainless-steel sink, under-cupboard task lighting. Stainless steel appliances included: Bosch smooth top cooktop & hood vent (2018), Bosch built-in dishwasher (2018), GE bottom mount French door refrigerator, GE 27" built-in single wall oven with self-cleaning, built-in Dacor Convection microwave, telephone jack

## Parking

Indoor Parking Space steps from the lobby #21  
On floor storage locker (5<sup>th</sup> on left)  
Indoor Car Wash Bay, Golf Cart & Bicycle Room

## Common Amenities

Party Room with Kitchenette  
Furnished Lobby  
Secure Entry with Power Assisted Doors  
Closed Circuit Entrance Security Camera  
Onsite Postal Pickup and Delivery  
Easy Walking Distance to all Local Amenities  
Church Services, Recreation and Health  
Services available at St. Josephs Villa